



Town of Barnstable
COMMUNITY PRESERVATION COMMITTEE

www.town.barnstable.ma.us/CommunityPreservation

Email: CommunityPreservationCommittee@town.barnstable.ma.us



Committee Members

Lindsey B. Counsell – Chair • Laura F. Shufelt – Vice Chair • Marilyn Fifield – Historical Commission • Terry Duenas – At Large • Sue Rohrbach – At Large
Fred LaSelva – Planning Board • Tom Lee – Conservation Commission • Richard Sawyer – Recreation Commission • Deborah Converse – Housing Authority
Britt Beedenbender – Town Council Liaison

2018 APR 10 AM 9:57

Monday, February 26, 2018

Regular Public Hearing – DRAFT Minutes

367 Main Street, Hyannis, MA - 2nd Floor – Hearing Room

5:30 PM

BARNSTABLE TOWN CLERK

Lindsey Counsell – Chair	Present
Laura Shufelt – Vice Chair	Present after 5:50 pm
Marilyn Fifield – Clerk	Present
Terry Duenas	Present
Tom Lee	Present
Sue Rohrbach	Present
Richard Sawyer	Present
Deborah Converse	Present
Fred LaSelva	Present
Britt Beedenbender	Present

Call to Order

With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm. Chair Counsell then read into record: "Please note that tonight's meeting is recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s.20, I must inquire whether anyone is taping this meeting and to please make their presence known." No one present was recording the meeting.

Discussion/Presentations:

The presentation/discussion of the draft Open Space and Recreation Plan was taken out of order. Elizabeth Jenkins, Director of Planning and Development, and Principal Planner Anna Brigham narrated a PowerPoint presentation explaining the benefits of the Town's updated plan which was prepared with the assistance of consultant Ridley & Associates, Inc. They explained that the OSRP allows access to Local Acquisition for Natural Diversity (LAND) funds and provides an opportunity for the Town to reassess community needs and priorities and establish goals and an action plan. They informed the committee that the updated land inventory reflects a 300-acre increase in protected open space land, including an additional 138+ acres protected either by purchase or Conservation Restriction. They said the 2017 community survey received 570 responses which assisted in identifying the need for access to open space and recreation resources, including ADA self-assessment. And consistency with other Town plans and initiatives for LCP, coastal, restoration, nutrient management, drinking water protection, and historic preservation was also checked. Ms. Jenkins explained that the 2010 OSRP was used as a starting point, and the updated plan was developed by

Planning & Development staff and the Town's Land Acquisition and Preservation Committee (LAPC), with consultant support, and will incorporate Town/public review and comments from all Town boards and commissions. She said the final draft will be submitted to the MA Division of Conservation Services.

Ms. Jenkins listed the guiding principles of the OSRP as preservation of open space for protection of drinking water resources, along with protection of natural, historic and scenic resources. She then identified priorities as acquisition of appropriate parcels for municipal wastewater treatment and protection of public water supply; protection and enhancement of wildlife habitat; public access and removal of barriers to fresh and marine waterfront areas; active and passive recreation opportunities at Town fields and parks; and protection/restoration of land dedicated to farming and agricultural uses for marketing of locally-grown products. The need for management and interagency coordination of land and fields was also noted.

OSPR Goals and Objectives were identified as follows:

- Goal 1: Protect and maintain a maximum amount of open space to enhance environmental protection, recreational opportunities and community character by continuing to acquire and protect open space, promote policy, regulatory and non-regulatory measures to preserve open space as well as promoting active stewardship of protected open spaces.
- Goal 2: Plan, coordinate and execute open-space protection measures that complement community efforts to protect water supply, protect fresh and marine surface waters, preserve historic, scenic and cultural resources, and provide opportunities for farming and agriculture.
- Goal 3: Provide diverse recreational opportunities and access throughout Barnstable and ensure that the current and future needs of all user groups are met appropriately by ensuring funding for recreation facility maintenance, providing adequate recreation facilities and programs for people of all ages and exploring opportunities for expanding park and recreation space in Hyannis south of Route 28; and coordinating a network of connections between open spaces.
- Goal 4: Provide adequate public access to and safe enjoyment of the Town's open space and recreational resources and programs, particularly its shoreline areas and fresh and marine waterways. Access should be provided in balance with resource sustainability by reducing or eliminating barriers to accessibility at major conservation and recreation areas and facilities.
- Goal 5: Promote greater coordination and communication about community open space and recreation needs within government and among stakeholder groups in the Town by establishing an implementation process for the 2018 OSRP to include annual progress reporting, coordination and communication among municipal and private organizations and promote public awareness and support for open space acquisition.

Ms. Jenkins announced that the OSRP draft is available on the website, with a Public Hearing scheduled for March 8, 2018, and public comment accepted through March 12, 2018. She said comments and letters of support are sought, and the authorization of the Town Manager and Town Council would be required to advance the document to MA DCS for review and approval.

Richard Sawyer noted that demographic projections did not seem to be included in order to look at trends.

In answer to Deb Converse's inquiry regarding land management, Ms. Jenkins explained that the Conservation Commission is charged with overseeing care of Town conservation properties, with 13 land management plans in place. She added that one of the primary goals for the Conservation Department is updating the Land Management Plan and dedicating more resources to that goal.

In answer to Fred LaSelva's inquiry, Ms. Jenkins reported the cost of the OSRP as \$20,000 in CPC administrative funds. Mr. LaSelva pointed out that there are no financial or demographic projections for the OSRP goals, such as staffing requirements, adding that the public should know the impact of the goals. He also noted that there is no associated plan to accompany the goals, such as dedicating resources to the Land Management Plan. Ms. Jenkins explained that Chapter 9 is the Action Plan and priorities will need to be set to begin to carry out goals of the OSRP. Mr. LaSelva inquired regarding a red-lined version of the draft to outline updates, and Ms. Jenkins offered to share a diary of public comment with him. She explained that there will be a prioritized action plan that will be funded accordingly, as it will not be possible to achieve all of the items that are in the plan.

Sue Rohrbach expressed disappointment that the CPC's role was not emphasized, since the Town Council cannot appropriate CPA funds without specific CPC recommendation. She gave kudos to those who had the foresight to aggressively acquire open space in the 1980s. She also emphasized that the field study needs to be finished and coordinated with schools, and CPC members expressed concern that the field study is not being used effectively as a tool to provide an overall plan for the Town.

Minutes

A motion was made by Marilyn Fifield and seconded by Richard Sawyer to approve the draft Community Preservation Committee meeting minutes of January 29, 2018, as submitted. Motion passed unanimously.

Letters of Intent

The Letter of Intent received from FORWARD (Friends or Relatives with Autism & Related Disabilities), seeking support from Barnstable CPC for construction of a duplex (2 buildings), to provide permanent housing for eight residents (four in each building) was considered next. It indicates that the proposed housing for adults with Autism and related disabilities would be located in Dennis, with future residents to be selected by the Cape & Island DDS Area office from this local catchment area, including Barnstable residents.

Kathy McNamara Oman, President of FORWARD, and Board Member Rob Brennan, provided a brief overview of the Letter of Intent, explaining that they have been working on this project since 2014, and that the Dennis CPC approved \$500,000 in CPA Community Housing funds of the project's total \$2,000,000 cost. Mr. Brennan introduced himself as the developer for FORWARD and also the CapeBuilt developer for Sea

Captains Row and also for Furman Building renovation. He noted that he learned through his experience in seeking Town approvals for those projects that nonprofits locating in Barnstable/Hyannis have had a negative impact on the tax base. As a parent of a child on the spectrum, he said there is a growing population of children moving to adulthood and needing this kind of housing, and he said the local nonprofit, Capabilities, would be the care providers for the proposed group home. With \$1.75M grant funding allocated to date, he said there presently is a \$250,000 shortfall for construction to break ground in Fall 2018. He noted that a similar housing development project located in Orleans has received CPA funding from not only Orleans, but also Brewster, Wellfleet and Provincetown, in anticipation that the facility will house adults from all over Cape Cod.

Terry Duenas inquired about the amount of Barnstable CPA Community Housing funds being sought and whether CPA funds will be requested from other towns. Mr. Brennan said that support will be sought also from Yarmouth and Mashpee CPCs. Laura Shufelt stated that the property located in Dennis will require an Affordable Housing Restriction to secure Barnstable's interest.

Motion was made by Terry Duenas and seconded by Tom Lee to move the Letter of Intent from FORWARD to the full Application stage, with amount of funding request and financial detail to be provided in the application at the April 30, 2018, meeting. Motion carried with 8 voting yes and 1 voting no (Laura Shufelt).

Applications

An Application was received from the Hyannis Athletic Association requesting \$800,000 in CPA Open Space/Recreation funds for Phase I of the Judy Walden Scarafile Field Rehabilitation Project that would upgrade the playing surface with a new irrigation system, addressing inadequate drainage and poor turf conditions. Total project cost for all 3 phases was estimated at \$1,755,000.

Ed Pesce of Pesce Engineering, Brad Pfeifer of the Hyannis Athletic Association, Peter Scarafile, Judy Scarafile and Tino Giovanni were all on hand to present the application. Mr. Pesce narrated a PowerPoint presentation, noting that this was his 3rd visit to the CPC for rehabilitation of a baseball field. He detailed the project's goal to rehabilitate the Judy Walden Scarafile Field located at McKeon Park in 2018-19 to ensure long-term viability of the field for use by the Town of Barnstable, Hyannis Athletic Association, Pope John Paul II High School and others in the community. He said the funding request for Phase I work includes field rehabilitation and new dugouts, with previous capital improvements cited as matching funds. He described current poor playing-surface conditions and inadequate drainage along with low overhead clearance in the existing dugouts. He provided a detailed budget breakdown of the cost of each Phase I item as well as HAA fundraising for matching funds and a project timeline for Phase I with a construction start date of August 12, 2018, for a field ready for play by May, 2019. He detailed the permitting process, including Site Plan Review filing and approval as well as Conservation Commission approval.

CPC members asked whether another plan is in place if CPC funding is not approved and whether HAA could play on other town fields. In reply, it was noted that HHA would

not benefit from going to another field, as it has a sweat equity investment in this field whose location provides a downtown economic boost. It was also explained that funding for the other phases of work will come from other sources.

CPC members expressed concern that the new field study needs to be reviewed for the overall needs of the town to see where this field falls in priority, with a joint meeting of CPC and the Recreation Commission scheduled for March 19, 2018, to discuss the new field study, including a ranking of conditions. It was noted that the field study is intended to provide guidance for distributing Town funds.

Laura Shufelt asked how Hyannis Athletic Association has control of the field, and the explanation was as a long-term user under a tri-party agreement involving the Town, Pope John Paul II High School and the Harbor Hawks, with a 99-year lease. It was also noted that the work to be performed would be procured and compensated at the prevailing wage. Ms. Shufelt pointed out that the field seems to be wet and is surrounded by swamps, inquiring how this can be improved. Mr. Pesce replied that most of the field does drain, but the level of the field would be raised about 3 feet and discharge into a drainage system, which will be a tremendous improvement.

Sue Rohrbach inquired where the runoff discharges, and Mr Pesce explained that there is a perimeter drainage trench which crosses Old Colony Road and follows a creek to a discharge at the beach next to Snows Creek. He added that no pesticide use is proposed.

Fred LaSelva said that the permitting process seems longer than the construction timeframe and inquired if they had the funds to get started. Mr. Pesce replied that games are scheduled at the field this year, so work is not planned to begin until next August. It did not appear that needed Conservation Commission approval would be forthcoming prior to the next CPC meeting on March 19, 2018.

Terry Duenas called the Harbor Hawks critical to downtown Hyannis, but he felt that the field study needs to be reviewed.

Motion was made by Richard Sawyer and seconded by Fred LaSelva to table the Hyannis Athletic Association's Application seeking \$800,000 in CPA Open Space/Recreation funds until the April 30, 2018, CPC meeting.

The Harbor Hawks President said that if they do not receive commitments from the Town, they will be unable to do private fundraising, and a month's delay would then delay the project by a full year.

Laura Shufelt stated that CPC needs to have the information from the field study, as this application may not fit into the schedule identified in the field study.

Sue Rohrbach offered an amendment to the above motion to table until the March 19, 2018, meeting instead, when the field study would also be reviewed, but Richard Sawyer did not accept that amendment.

Vote for the original motion to table the application until the April 30, 2018, CPC meeting carried with 5 voting yes, and 4 voting no.

The following items were not addressed and were postponed to a future date:

- Presentation/discussion of the draft Housing Production Plan by Planning and Development Housing Coordinator Arden Cadrin
- Review of the CPC Handbook

Adjournment

A motion was made by Richard Sawyer and seconded by Terry Duenas to adjourn. Meeting adjourned at 6:57 p.m.

Next Regularly Scheduled CPC Meeting – March 19, 2018

List of documents/exhibits used by the Committee at the meeting

Exhibit #1 – Draft January 29, 2018 Meeting Minutes

Exhibit #2 – Letter of Intent – F.O.R.W.A.R.D –Support for housing for disabled adults.

Exhibit #3 – Application from Hyannis Athletic Association including letters of support.

Exhibit #4 – Power Point – Draft Open Space and Recreation Plan 2018

Exhibit #5 –Power Point – Judy Walden Scarafile Field Rehabilitation Project.

Respectfully submitted,

Ellen M. Swiniarski
Administrative Assistant
Community Preservation Committee
Edited by Marilyn Fifield, Clerk CPC

Please Note: The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.

* Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA